

NOTICE OF AVAILABILITY
Legacy Highlands Specific Plan Project
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that, pursuant to requirements of the California Environmental Quality Act (CEQA), the City of Beaumont has prepared a Recirculated Draft Environmental Impact Report (RCDEIR) for the proposed Legacy Highlands Specific Plan Project.

The Project would provide for a total of up to 2,868 dwelling units (1,107 single family residential units + 1,761 active adult, low density residential units), 100 acres (approximately 1.20 million square feet) of commercial/industrial uses, a 20-acre school site, various neighborhood parks, undeveloped open space, and all supporting infrastructure and utilities.

The Project site is located southerly of SR-60 and westerly of SR-79 in unincorporated Riverside County, adjacent to the boundary of the City of Beaumont. The Project site lies within the City of Beaumont Sphere of Influence (SOI), and would be annexed to the City as one of the Project's requested discretionary actions.

On January 15, 2008 the City of Beaumont certified the Legacy Highlands Specific Plan Project Environmental Impact Report, SCH No. 2005031155 (the 2008 EIR), and approved the Legacy Highlands Specific Plan Project (Project).

Following the City's approval of the Project, Cherry Valley Pass Acres and Neighbors (Petitioners) filed a CEQA action alleging that the 2008 EIR failed to adequately analyze several of the Project's potential environmental impacts. On February 03, 2009, the Superior Court of California, County of Riverside (Court) upheld the adequacy of the 2008 EIR in all but three discrete areas. Deficiencies identified under the February 2, 2009 Statement of Decision were:

- The Project Water Supply Assessment (WSA) and associated EIR analysis of water supply impacts were deemed deficient;
- The City Findings rejecting the "Reduced Intensity Alternative" and the "Biological Preserve Alternative" were not supported by substantial evidence; and
- The City's Statement of Overriding Considerations (SOC) adopted when certifying the 2008 EIR were not supported by substantial evidence.

The Court ordered the City to set aside certification of the 2008 EIR for reconsideration of the issues listed above. Accordingly, the City of Beaumont, as the Lead Agency under the California Environmental Quality Act, Public Resources Code Section 21000, et seq. (CEQA), has prepared a Partial Recirculated Draft Environmental Impact Report (PRDEIR) pursuant to CEQA Guidelines Section 15088.5.

Topics evaluated in the RCDEIR include:

- Water Supply; and
- Alternatives Analysis.

No new significant impacts have been identified within the RCDEIR analysis.

The RCDEIR, and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (8 a.m. to 12 p.m., Monday through Friday) at the City of Beaumont, 550 E. 6th Street, Beaumont, CA 92223 or on the City's website at <https://www.beaumontca.gov/1125/Planning-Projects> during the 45-day comment period beginning December 14, 2020 and ending January 28, 2021.

If you wish to make comments on the RCDEIR, such comments must be submitted in writing and must be received at the City of Beaumont Planning Department no later than the conclusion of normal business hours on January 28, 2021.

For additional information, please contact Christina Taylor, Community Development Director, at (951) 769-8518 or via email at ctaylor@beaumontca.gov.